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10043 DEVONSHIRE LANE

MUNSTER, IN.
46321

SPECIAL WARRANTY DEED

26-36-0330-0012

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THIS INDENTURE WITNESSETH, that Bank of New York, as Trustee pursuant to the terms of that certain pooling and servicing agreement dated as of November 1, 1998, related to Metropolitan Asset Funding, Inc., II Mortgage pass-through certificates, series 1998-B, (hereafter referred to as "Grantor"), CONVEYS AND WARRANTS to William C. Schu, an adult (hereafter referred to as "Grantee"), of Lake County, in the State of Indiana, for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Lake County, in the State of Indiana:

See Exhibit "A" (hereafter "Real Estate").

THIS CONVEYANCE IS SUBJECT TO ALL DELINQUENT REAL ESTATE TAXES.

Subject to any and all easements, agreements and restrictions of record. The address of such real estate is commonly known as 7612 Chestnut Avenue, Hammond, IN 46324. Tax bills should be sent to Grantee at such address unless otherwise indicated on the back.

THIS CONVEYANCE IS NOT SUBJECT TO THE PAYMENT OF INDIANA CORPORATE GROSS INCOME TAX.

The undersigned person executing this deed on behalf of Grantor represents and certifies that they are duly authorized and fully empowered to execute and deliver this deed as the _____ (title) of _____ (Company).

This Deed is executed by _____ as Attorney in Fact for _____, pursuant to a Power of Attorney dated _____, _____ as Instrument Number _____, which said Power of Attorney remains unrevoked and of full force and effect as of the date of execution hereof.

Grantor, for itself and its heirs, executors and administrators, does hereby covenant with Grantee, his heirs and assigns, that Grantor, has not made, done, executed or suffered any act or thing whereby the above described premises or any part thereof now are or at any time hereafter shall or may be imperiled, charged, or incumbered in any manner whatsoever; and Grantor will forever warrant and defend the title to the above granted premises against all persons lawfully claiming the same from, through or under Grantor.

Grantor's warrants hereunder are limited to its own acts and deeds and those of persons claiming by, through and under Grantor, and not otherwise.

IN WITNESS WHEREOF, Grantor has executed this deed this 14th day of January, 2005

Bank of New York, as Trustee pursuant to the terms of that certain pooling and servicing agreement dated as of November 1, 1998, related to Metropolitan Asset Funding, Inc., II Mortgage pass-through certificates, series 1998-B, by Ocwen Federal Bank, FSB, its attorney in fact

By: _____ (name)
ANDREW C. KUREK (name)
Assistant Secretary (title)
Ocwen Federal Bank FSB (Company)
It's Attorney In Fact

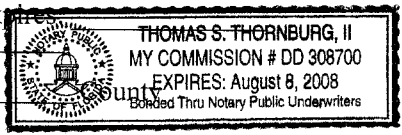


STATE OF IL)
)SS:
COUNTY OF Orange)

Before me a Notary Public in and for said County and State, personally appeared Andrew Kurek (name), Assistant Secretary (title), Ocwen (Company) who acknowledged the execution of the foregoing Deed for an on behalf of said Grantor, and who, having been duly sworn, stated that any representations therein contained are true.

WITNESS my hand and Notarial Seal this 10 day of January, 2005

My Commission Expires _____
Residing in _____ County



Thomas S. Thornburg II (Signature)
Notary Public
Printed Name

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

This instrument prepared by James E. Shinaver, Nelson & Frankenberger, Indianapolis, Indiana. Return deed and tax statements to William C. Schu,

JAN 25 2005
STEPHEN R. STIGLICH
LAKE COUNTY AUDITOR

HOLD FOR MERIDIAN TITLE CORP

001155

15-
XP
MT

2005 005423
FILED FOR RECORDING
STATE OF INDIANA
LAKE COUNTY
MICHAEL BROWN
RECORDER